



Total area: approx. 109.6 sq. metres (1179.5 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.



1 St Annes Road, Horwich, Bolton, Greater Manchester, BL6 7EJ

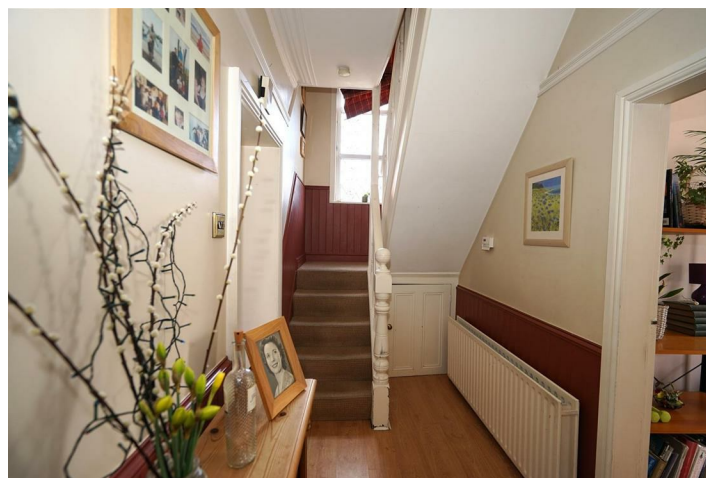
Deceptively spacious double fronted end terraced property offering fantastic accommodation with 2 generous reception rooms and fitted kitchen, three double bedrooms and bathroom fitted with a 4 piece suite. Outside there is a enclosed rear courtyard and block paved frontage, viewing is essential to appreciate all that is on offer. Ideally located for access to Horwich town centre, schools and Rivington moors.

Offers In The Region Of £200,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Located within easy access of Horwich town centre, shops and schools along with Rivington moorland walks this superb double fronted end terraced property offers impressive accommodation throughout which comprises :- Porch, entrance hall, lounge, sitting room and fitted dining kitchen, to the first floor there are 3 double bedrooms and bathroom fitted with a 4 piece suite. Outside there is a block paved frontage and to the rear is an enclosed courtyard with patio and brick built storage shed. Viewing is essential to appreciate the size and accommodation on offer.

Porch
Laminate flooring, entrance door with double glazed panel over, door to:

Entrance Hall
Built-in under-stairs storage cupboard, double radiator, stairs to first floor landing, door to:

Lounge
11'1" x 11'11" (3.39m x 3.63m)
UPVC double glazed window to front, feature fireplace with timber surround and tiled inset and hearth, wood burning stove with glass door in chimney, radiator, exposed wooden flooring, coving to ceiling. TV Point

Sitting Room
12'10" x 14'8" (3.91m x 4.47m)
UPVC double glazed window to side, UPVC double glazed window to front, coal effect gas fire fireplace set in ornate surround and cast iron inset and marble hearth. double radiator, laminate flooring, coving to ceiling. TV Point

Kitchen/Diner
11'6" x 11'11" (3.51m x 3.63m)
Fitted with a matching range of modern base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, china 'Belfast' style sink unit with mixer tap and tiled splashbacks,

integrated fridge/freezer, plumbing for washing machine and dishwasher, built-in eye level electric fan assisted oven, five ring gas hob with extractor hood over, UPVC double glazed window to rear, uPVC double glazed window to side, radiator, tiled flooring, UPVC double glazed door to rear, door to:

Landing
UPVC frosted double glazed leaded window to rear with stained glass, door to:

Bedroom 1
12'10" x 11'11" (3.91m x 3.63m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising four fitted double wardrobes with hanging rails, shelving, overhead storage and cupboards, fitted matching cupboards over bed and bedside cabinets, shelving, double radiator. TV Point



Bedroom 2
12'10" x 14'8" (3.91m x 4.47m)
UPVC double glazed window to front. TV Point

Bedroom 3
11'8" x 11'10" (3.56m x 3.61m)
UPVC double glazed window to rear, double radiator, coving to ceiling, access to loft. TV Point

Bathroom
Fitted with four piece white suite

comprising corner panelled bath, pedestal wash hand basin with mixer tap, shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, UPVC frosted double glazed window to front, ceramic tiled flooring.

Outside
Front, enclosed by dwarf brick wall to front and sides, block paved hard standing, gated access.

Rear, enclosed by brick wall and timber fencing to rear and sides, paved sun patio, side gated access with raised ornamental flower bed. Brick built storage shed.